

San Miguel Community Plan
[Planning Commission Recommended]
August 8, 2013

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Chapter 1: Introduction

1.1 Purpose

The San Miguel Community Plan establishes a vision for the future that will guide land use and transportation over the next 20 years.

1.2 Relationship to General Plan

This community plan is part of Part III of the Land Use and Circulation Elements (LUCE) of the County General Plan. This plan is consistent with the other elements of the County General Plan. All other County plans, policies and programs that involve the community of San Miguel and are subject to the County General Plan are to be consistent with and implement this plan. In addition, where applicable, all public and private development is to be consistent with the Land Use and Circulation Elements of the County General Plan, including this community plan. It should be recognized, however, that this plan is subject to higher legal authority; for example, federal and state statutes, case law, and regulations.

Note: The terms “Land Use and Circulation Elements (LUCE)” and “Land Use Element (LUE)” are used interchangeably throughout this document and the County Land Use Ordinance.

The Framework for Planning (LUCE Part I) is the central policy document, while this plan contains programs more specifically applicable to this community. In accordance with the Framework for Planning, allowable densities (intensity of land use) are established. In addition to the Framework for Planning, the North County Area Plan contains regional land use and circulation goals, policies, and programs that apply to San Miguel.

The Land Use Ordinance contains development regulations that are applicable countywide, as well as standards and guidelines for local communities that may be different than the countywide regulations. The San Miguel Design Plan was adopted by the County Board of Supervisors on April 8, 2003 and is incorporated by reference into the Land Use Ordinance, Title 22 of the County Code.

1.3 Features of the Plan

This plan describes County land use and transportation programs for a 20-year time frame in the community of San Miguel, including regulations also adopted in the Land Use Ordinance and Land Use Element. All information contained in this plan is taken from the Salinas River Area Plan, which was last updated on January 2, 1996. Only non-substantive edits have been made to this text for consistent formatting and to reflect the new organization of the LUCE. No changes have been made to reflect current conditions in San Miguel.

This plan includes the following major features:

Background Information

This plan provides information on land use, population, availability of resources and public services, and environmental characteristics. This information (current as of 1996) is the basis for many of the plan recommendations.

Policies, Programs and Standards

In addition to countywide policies in Framework for Planning, the North County Area Plan contains areawide land use and circulation policies affecting the community of San Miguel. These policies are implemented in San Miguel through the recommended programs in Chapters 3 through 6 of this plan and the standards in Article 10 of the Land Use Ordinance (Chapter 22.104 - North County Area Communities and Villages).

Proposed programs listed at the end of Chapters 3 through 6 are non-mandatory actions that may be initiated by the County, communities, or other agencies to correct or improve local problems or conditions, and to otherwise help implement the goals and policies of the North County Area Plan. Since many recommended programs involve public expenditures, their initiation depends upon availability of funding. Areawide programs listed in the North County Area Plan may also affect the community of San Miguel.

Specific, mandatory development standards are included in Article 10 of the Land Use Ordinance (Chapter 22.104 - North County Area Communities and Villages) that address special conditions in communities and neighborhoods and help implement the goals and policies of the North County Area Plan. These standards address land use, public services, circulation, sensitive resources, and natural hazards (the latter two overlays are called “combining designations”). The standards provide criteria for detailed evaluation of development projects.

Chapter 7 provides reference information for the San Miguel Community Design Plan, which is incorporated by reference into the Land Use Ordinance, Title 22 of the County Code.

Resource Management

Chapter 3 describes the existing and future status of water supply, sewage disposal, schools, and other public services in San Miguel. Included are estimates of population thresholds at which potential resource capacity problems may occur. Chapter 6 includes descriptions of flood hazards and historic resources. While this plan focuses on public facilities, services, and resources within the San Miguel urban area, the North County Plan addresses these topics on a regional scale.

Area Plan Maps

Land use, circulation and combining designation maps are shown following Chapters 4, 5 and 6, respectively. They illustrate:

- **Land Use Categories** – which determine the uses that are allowable on a piece of property, including density and intensity of development.
- **Combining Designations** – which identify areas of hazards, sensitive resource areas, historic sites, energy and mineral resources, and public facilities.
- **Circulation** – which consists of roads and pedestrian, bicycle, and equestrian facilities.

Due to scale limitations, the maps in this plan are for reference purposes only. The official maps (LUCE Part IV) are available at the County Department of Planning and Building.

1.4 Setting

The unincorporated community of San Miguel is home to approximately 1,269 residents (1995) and is located in the North County planning area about five miles north of Paso Robles, in the Salinas River sub-area.

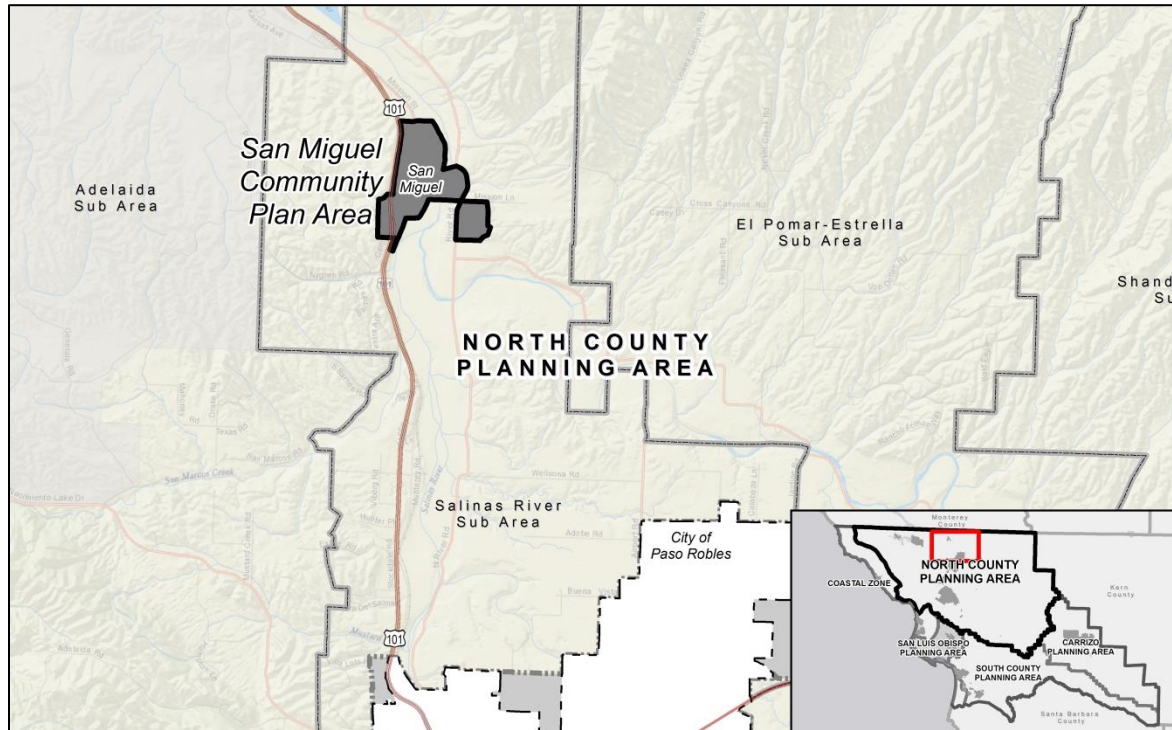


Figure 1-1: Regional Map

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Chapter 2: Population and Economy

This chapter focuses on the population and economy of San Miguel. The discussion in this chapter is current as of the last major update to the Salinas River Area Plan (1996).

2.1 Population

San Miguel is a small town with a population of 1,269 in 1995, or 13 percent above the population of 1,123 in 1990, an average annual growth rate of 2.6 percent. This population represents 2.1 percent of the total planning area population. The 1990 population was 39 percent above the 1980 census, growing at a 3.9 percent average annual growth rate. According to the 1990 census, median household income was \$28,112. The portion of the community living below the poverty level was 11.7 percent of the population. The median house value was \$90,200, and the housing vacancy rate was 12 percent, or 55 units of the housing supply of 451 dwellings.

As a gateway community to the county and the recreational resources of Nacimiento and San Antonio Lakes, visitor-serving development is anticipated that will augment the attraction of Mission San Miguel. Although it is not anticipated, future expansion of activities at Camp Roberts could lead to a population increase in San Miguel and stimulate the local economy. High unemployment and lower income levels of a large number of residents indicate that it will be difficult to implement costly community programs without outside assistance and the establishment of strong community action groups.

2.2 Housing

The 1990 census estimated that the housing stock consisted of 396 dwellings, of which 55 or 12 percent were vacant. San Miguel's housing information is shown in Table 2-1.

Table 2-1: Housing and Income Information	
Occupied Households	396
Vacant Households	55
Vacancy Rate (percent)	12.0
Persons per Household	2.7
Median Price of Housing	\$199,600
Median Household Income	\$35,140

Source: 1990 U.S. Census

2.3 Economy

San Miguel's economy is intertwined with and, in many ways, inseparable from the economy of the larger North County region. The North County Area Plan (LUCE Part II) describes San Miguel's role in the North County economy and establishes regional economic goals. The achievement of these will goals depend on the cooperation of all North County communities, including San Miguel.

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Chapter 3: Public Facilities, Services, and Resources

3.1 Introduction

Chapter 3 provides a description of public facilities, services and basic resources within San Miguel. It identifies capacities and compares them with current and projected demand levels, based on 1995 information. It then identifies appropriate program options that the County might use to deal with current and potential deficiencies. In addition, this chapter identifies programs for improving our basic understanding of existing and potential resources.

NOTE: This chapter describes service levels and available resource capacities as of the last major update to the Salinas River Area Plan (1996). More recent data on resource and service levels is available in the County's Resource Summary Report, which is updated every two years.

Appropriate levels of service for urban, suburban and rural areas are discussed in Framework for Planning (LUCE Part I). Appropriate development levels within San Miguel are addressed in Chapter 4 of this plan. The intent of Chapter 3 is to provide the public and decision makers with basic information and a range of options to be considered when evaluating growth and development issues. Where appropriate, resource narratives are augmented by graphs indicating estimated resource demand as the population increases toward build-out. Projections of future demand are by the Department of Planning and Building, based upon 1995 per capita demand and a constant annual growth rate.

In addition to the discussion in this chapter, the North County Area Plan describes regional facilities and services that are not necessarily based in San Miguel but are available to North County residents. The Area Plan also describes natural resources and environmental characteristics in the larger North County region, including geological resources, groundwater, soils and agriculture, biological resources, visual resources, and air quality.

3.2 Status of Public Facilities, Services, and Resources

Water Supply

San Miguel's water supply is groundwater pumped from the Paso Robles groundwater basin, whose annual yield is 47,000 AFY. Water facilities for San Miguel, including San Lawrence Terrace, are supplied through County Waterworks Districts No. 1. No estimate is available of the amount of water in that portion of the basin accessible to the district. The service area of Waterworks District No. 1 is shown in Figure 3-1. San Miguel's water has a capacity of 700 AFY. As of 1993, San Miguel has a water demand of 250 AFY for a population of 1,235 residents.

Perennial facility problems have included the need for additional production wells to serve the projected population, high maintenance costs on water mains due to excessive rust, inadequate storage facilities for required fire flows, the need to replace old fire hydrants, and water quality concerns. These problems have been addressed by a \$1.148 million construction loan and grant for system upgrades. An assessment district has been formed to repay the loan. Improvements were completed in 1994, and should provide adequate system capacity beyond the year 2000. Projected water demand for San Miguel is shown in Figure 3-2.

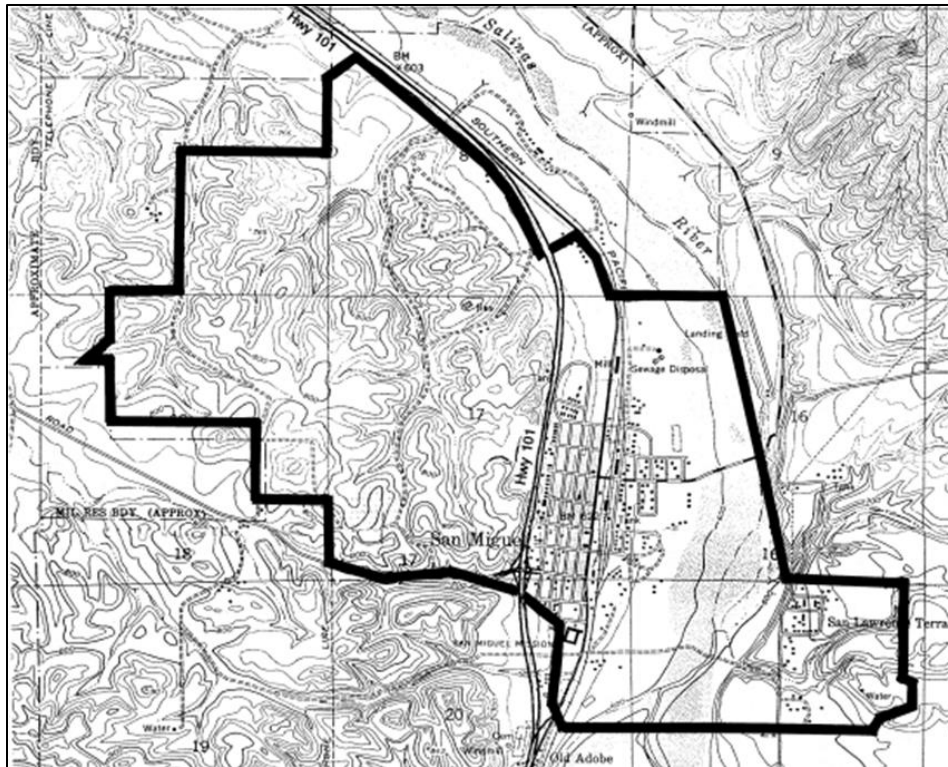


Figure 3-1: County Waterworks District No. 1 – San Miguel

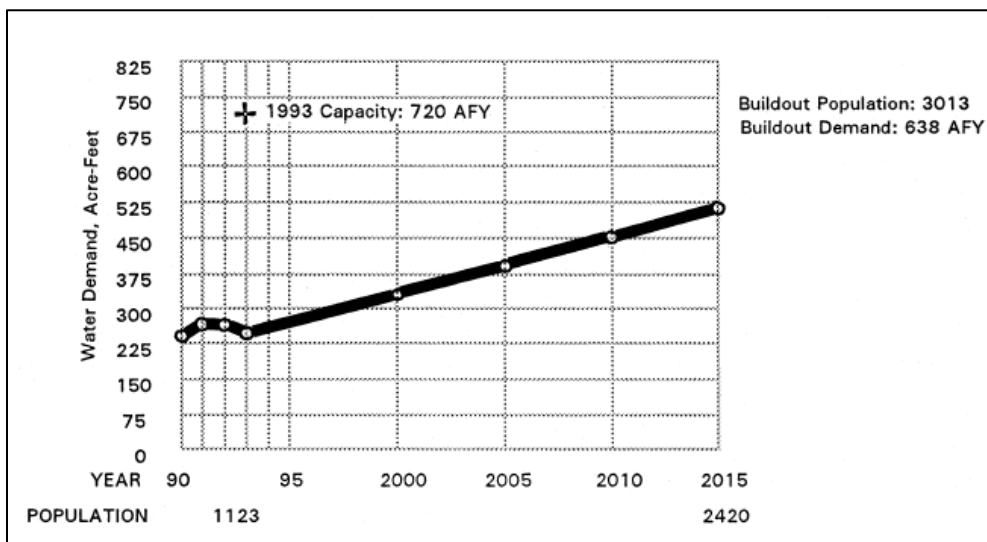


Figure 3-2: Projected Water Demand – San Miguel
Source: County Department of Planning and Building

Sewage Disposal

Sewage treatment is provided by the San Miguel Sanitary District. Until October 1993, the treatment plant was believed to be operating within its 100,000 gallon per day capacity. However, at that time, a flowmeter check discovered that the plant was processing more sewage than allowed by permit. An application to the Regional Water Quality Control Board to increase the rated capacity of the plant has been submitted but no decision had been reached by the end

of 1994. Meanwhile, plans have been prepared to double the capacity. The expanded sewage treatment facilities should be adequate to serve a population of approximately 2000.

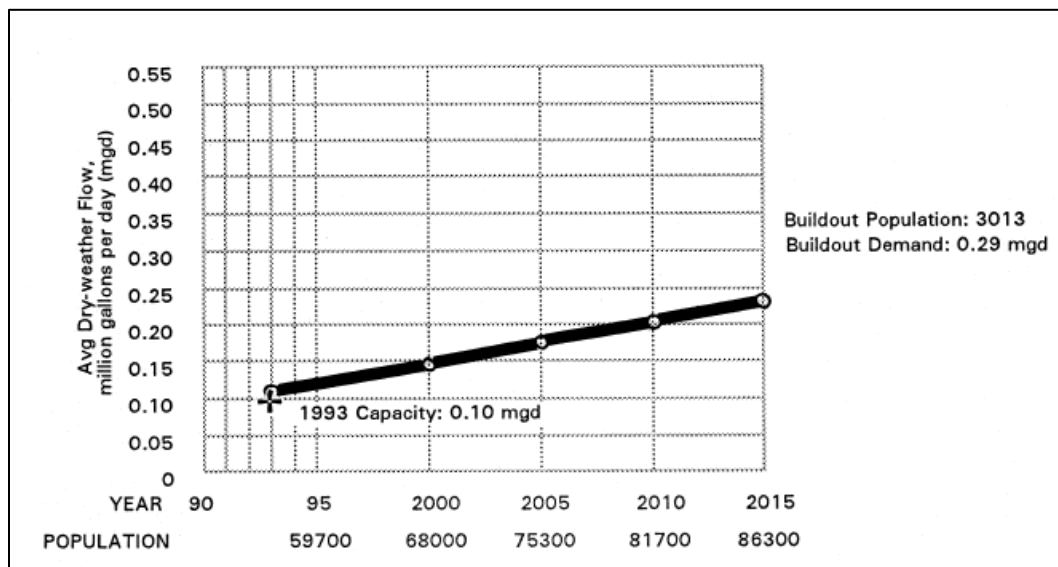


Figure 3-3: Projected Sewage Treatment Plant Capacity Requirements - San Miguel

Source: San Miguel Sanitary District; County Department of Planning and Building

Schools

The San Miguel Joint Union School District provides educational services to kindergarten through eighth grade students at Lillian Larsen School. The school has a permanent capacity of 230. The district has been responding to enrollment increases with the addition of leased relocatable classrooms. Enrollment for the 1993-94 school year was 464 students.

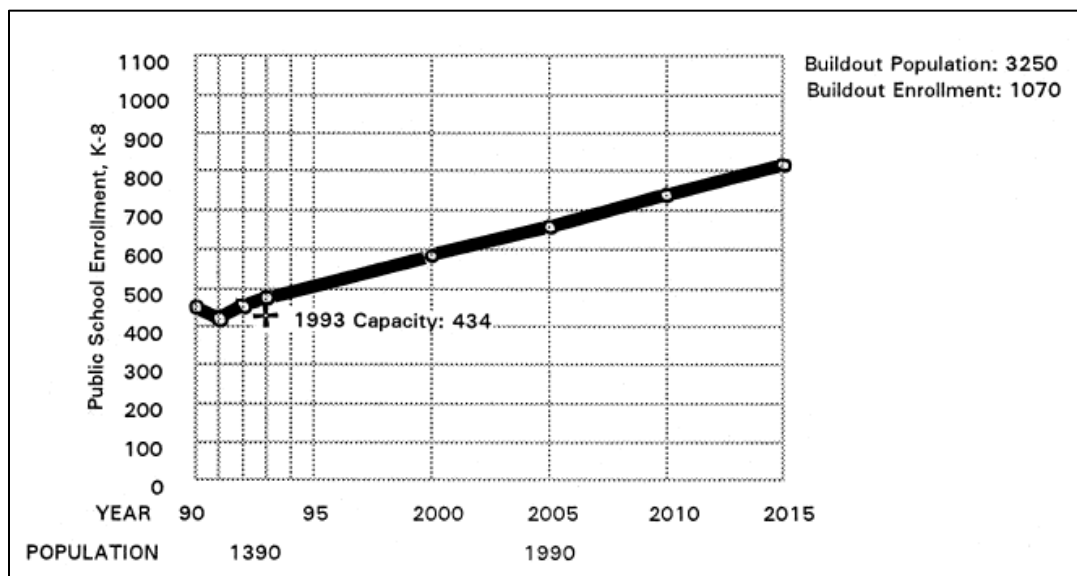


Figure 3-4: Public School Enrollment - San Miguel

Source: San Miguel Joint Unified School District; County Department of Planning and Building

Parks

San Miguel County Park and Rios-Caledonia Adobe County Park are located in San Miguel. San Miguel School provides an additional recreational resource.

Fire Protection

The San Miguel Fire Protection District is an independent district originally formed in 1899 and reorganized under various government codes. An acting chief directs a volunteer staff. CDF/County Fire provides dispatching service to the Fire District. Both CDF/County Fire and Camp Roberts have mutual aid agreements with the District. Equipment presently consists of four trucks, with two of the trucks housed in the fire station in the center of town. This provides an adequate fire protection service with a response time of 5 - 8 minutes to most areas; slightly longer to locations on Vineyard Canyon Road.

Police Protection

Uniformed patrol in San Miguel is provided by the San Luis Obispo County Sheriff's Department.

Drainage

Local ponding occurs during heavy rains in San Miguel. Presently, surface water runoff is handled by diverting it away from developed areas and by on site drainage ponds. These methods are not presently adequate and should be replaced by an areawide drainage system.

3.3 Community Service Programs

"Programs" are specific non-mandatory actions or policies recommended by the Land Use Element to achieve community or areawide objectives identified in this community plan. The implementation of each LUE program is the responsibility of the County or other public agency identified in the program itself.

Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs and substantial community support for the program and its related cost.

NOTE: In addition to the programs listed here, the North County Area Plan contains regional programs that may also affect the community of San Miguel.

The following public service programs apply in the San Miguel area. Table 3-1 identifies the responsible agencies, potential funding sources and the preferred time-frames for completion.

1. **Capital Improvements Plan.** The County Public Works Department, in coordination with the San Miguel Sanitary District, should conduct a community-wide needs assessment and formulate a corresponding capital improvements plan.
2. **Community Services District.** Consolidate several different districts into a single service district, with local representation, such as a community services district.

Table 3-1: Schedule for Completing Public Facilities, Services, and Resources Program

Title	Responsible Agency	Potential Funding	Timeframe (years)¹	Priority²
1. Drainage studies; capital improvements plan	County Public Works	Flood Control District; grant; Mello-Roos bond	1-3	High
2. Form Community Services District	County Public Works; Department of Planning and Building; LAFCO	Local	3-5	Moderate

Notes:

1. Timeframes are from 1996, the date of the last major update of the Salinas River Area Plan.
2. Priority listings are the relative importance within each timeframe.

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Chapter 4: Land Use

4.1 Introduction

This chapter discusses land use issues affecting the community of San Miguel and contains programs intended to achieve the community's vision, consistent with the areawide land use goals and policies described in the North County Area Plan.

The Land Use Element official maps separate the community into land use categories, which define regulations for land uses, density and intensity of use. The programs at the end of this chapter recommend actions by the County to address land use and growth-related issues in the community of San Miguel. Other land use programs are listed in the North County Area Plan for the rural portions of the planning area.

The San Miguel urban area is planned to form a self-contained community that may also accommodate regional uses in recognition of the town's central location in the North County. Implementation of the San Miguel Community Design Plan (refer to Chapter 7) will ensure high quality development that is integrated within the community's historical character and its rural features. The design plan is important for the whole community and all land uses, not just the downtown, since it contains guidelines that apply to residential as well as non-residential development. The plan is incorporated by reference (see Chapter 7) as a part of the Land Use Ordinance and is available at the Department of Planning and Building.

4.2 Distribution of Land Uses

The primary method of allocating land uses within San Miguel is through the mapping of 14 land use categories. The uses that are allowed within each category are shown in Article 2 of the Land Use Ordinance. Further limitations on allowable uses may be imposed by standards located in Article 10 of the Land Use Ordinance (Chapter 22.104 - North County Area Communities and Villages).

The location and distribution of the land use categories is shown in the official maps on file in the Department of Planning and Building and on the informational report map at the end of this chapter.

Table 4.1 summarizes the acreage of each land use category in San Miguel. Rural land use acreage is summarized in the North County Area Plan.

Table 4-1: Land Use Category Acreage

Land Use Categories	Acreage
Agriculture	0
Rural Lands	0
Recreation	22
Open Space	0
Residential Rural	0
Residential Suburban	282
Residential Single Family	102
Residential Multi-Family	30
Office and Professional	6
Commercial Retail	33
Commercial Service	12
Industrial	23
Public Facilities	40
Dalidio Ranch	0
Total	550

4.3 San Miguel Development Capacity

San Miguel has enough land to double its population, and to add six times its business development.

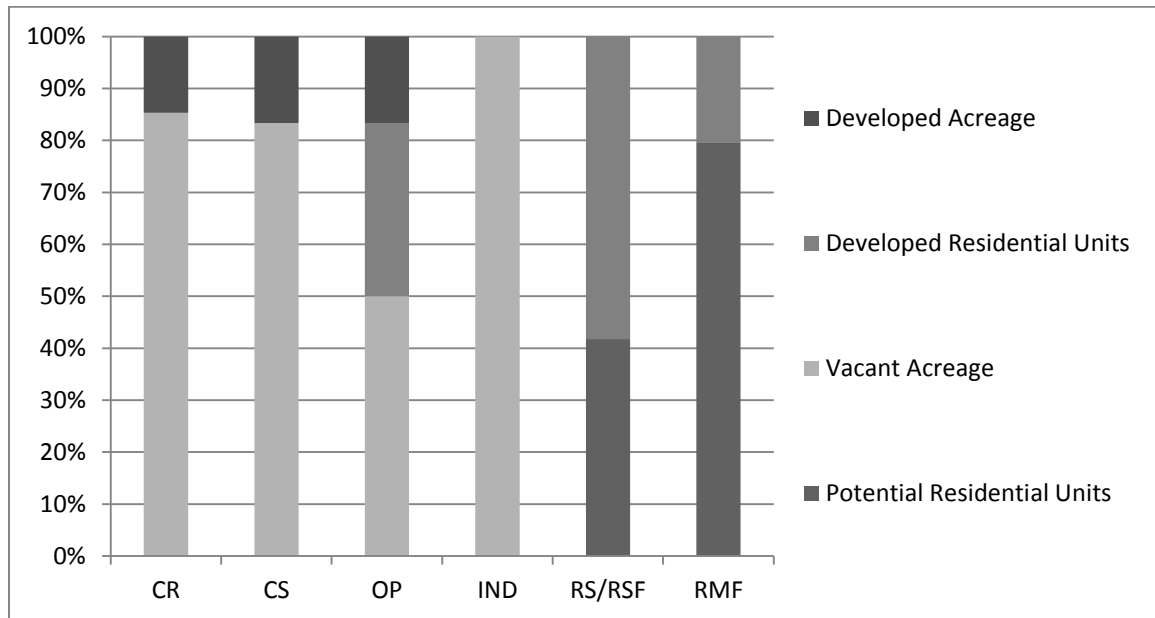


Figure 4-1: San Miguel Development Capacity

4.4 Major Land Use Issues

The following are issues concerning residents and property owners of San Miguel. Each issue is addressed by the response desired by the community.

- 1. Involve property owners in the planning process.** The participation of property owners can increase by encouraging the formation of a community services district and downtown and neighborhood groups.
- 2. Encourage economic development.** A business improvement district can fund economic development activities and pay for business infrastructure identified in the financing plan below.
- 3. Improve public services such as local sheriff protection.** A program is proposed to investigate the feasibility of locating a sheriff substation within San Miguel to serve the region.
- 4. Improve public facilities such as streets and alleys.** A financing plan for the community is needed to fund infrastructure improvements that will attract development. This plan could address sidewalks, street lights, public parking lots and access easements, the water system, drainage controls, and maintenance of vacant lots. Features such as street trees and mini plazas or parks also could be addressed. The introduction of these features to San Miguel could attract major new investment, particularly in tourism which thrives elsewhere in the county.
- 5. Increase the diversity and choice in the range of housing stock.** Land for suburban residential development is reserved for low-density single family housing, where

mobilehome parks are not allowed. Market-rate development is encouraged, but access to all forms of housing should be retained.

6. **Direct growth into the existing community in order to encourage agriculture and rural character around San Miguel.** Maintain the urban reserve line to encourage more development within town toward its build out capacity, without increasing growth significantly in the surrounding rural area.
7. **Improve the community's appearance.** A design plan for the community is needed to encourage quality development, which can also be encouraged by other measures noted below. Attention to better design of buildings and landscaping will improve the environment within San Miguel and attract additional investment.

4.5 San Miguel Land Use Categories

The following sections discuss land use within each land use category on the plan maps.

Residential Suburban

The larger parcel sizes in Residential Suburban areas will enable homeowners to enjoy the advantage of gardens, hobby farms and animals, with location and access along the Salinas River for riding and recreational activities. Both sides of the Salinas River within the floodplain should be acquired or dedicated through land divisions or development for river habitat protection, limited public access and recreation, consistent with policies in the Parks and Recreation Element.

The Residential Suburban category west of the Salinas River will provide areas for larger lots within open space surroundings, yet close to other residential areas. New subdivisions are encouraged to be located outside of the floodplain and set back from the edge of the river terrace. A greenbelt along the river can then be created, using the open space portions of the cluster land divisions or other techniques that achieve the same result as clustering, that can provide some access from the neighborhood to the river upon dedication or acquisition. Development should also be located away from railroad noise and the sewage treatment plant, which is a potential odor source.

The area designated Residential Suburban on the east side of the Salinas River includes San Lawrence Terrace and a small strip of land between River Road and the Salinas River. It consists of parcels primarily in the one- to five-acre range.

Residential Single Family

The Residential Single Family area of San Miguel consists primarily of older, moderately priced housing with several lots having two dwellings. Tree lined streets, enclosed yards, gardens, pets, and various home projects (from auto repair to greenhouses) characterize the area. The main topographical feature is a prominent ridge rising perhaps 50 feet high and running the length of "L" Street between 10th and 16th Streets.

Vacant areas should develop at a scale similar to the existing single family area, with incompatible uses or abandoned uses and hobbies to be abated. New development could be varied with garages placed behind the fronts of houses or on alleys to continue the existing neighborhood character.

Additional secondary units may continue to be allowed, providing that lot area and site coverage are in keeping with adjacent residences. As development extends into the undeveloped portions north and south of 16th Street, tree plantings should be established within new subdivisions. Residents of the Residential Single Family area will use the school, park and community facilities as major focal points and, to a lesser extent, the mission, adobe, and commercial area.

Residential Multi Family

Multiple family units should be encouraged at a medium density in keeping with the small-town character, to accommodate those residents who may desire apartment living. Careful attention should be given to site-planning and architecture in new projects so they will be compatible with existing neighborhoods and their traditional character.

Recreation

Recreation facilities in San Miguel will cater to both residents and tourists. The Mission San Miguel Archangel and Rios Caledonia Adobe are both major tourist features. Recreational vehicle camping is also provided at the Rios Caledonia Adobe. The existing park, with swimming pool, ball field, barbecue pits and picnic area provides for active group recreation needs. A small community hall located off of 13th Street provides for most current meeting needs. The Salinas River floodplain should be acquired to manage and provide for passive recreation and visitor access to a river park, with purchase from willing sellers consistent with the County Parks and Recreation Element.

Land between the mission and Highway 101 is designated Recreation to encourage development that would be harmonious and in scale with the mission. Development should occur within a predominant park setting to serve visitors and residents. Improvements might include a community meeting and recreation hall, offices, low density multifamily residences, lodging, or small retail and craft shops and eating places.

Office and Professional

The area designated as Office and Professional in San Miguel is characterized by mixed uses including residential, light industrial, churches, and commercial offices. These uses are located adjacent to the downtown commercial area. Conversion of residences to office and quasi-public uses should be encouraged. New development or remodeling of old structures should be in an architectural theme to identify with San Miguel's historic past. A unifying architectural theme as well as planting of shade trees is particularly desirable along Mission Street between the mission and downtown area to provide an attractive walk for both residents and tourists.

Commercial Retail

San Miguel is located only eight miles from Paso Robles, where most residents shop for major products and additional convenience items, making the San Miguel commercial area somewhat unstable. For the business district to become more prosperous and to increase convenience for residents, a greater variety of businesses is needed in San Miguel. Although many residents will continue to shop in nearby Paso Robles, a greater diversity of stores, shops and offices may locate in San Miguel as population increases and economic conditions become conducive to their success.

San Miguel has the opportunity to capitalize on the attractions of the mission and Rios Caledonia Adobe and its close proximity to Lakes Nacimiento and San Antonio. The town can provide services to the travelling public, as well as provide adequate retail and service

commercial facilities for the residents of San Miguel and for farm and rural residents outside the urban reserve line.

The central business district (CBD) is located along Mission Street between 10th and 16th Streets. The CBD should remain the "heart" of the community, with more intensive development on both sides of Mission Street. Civic buildings should be located at the 13th Street intersection as the public and cultural center of the town.

The area should be improved by using compatible architectural treatments, signing and landscaping to create a desired community theme consistent with San Miguel's historic character. Mission Street should be developed with a design concept of street fronting businesses, tree lined sidewalks, centralized and landscaped parking lots, small rest areas, benches and uniform lighting standards. A community design plan could provide useful details to achieve these features. In the interim, development according to these concepts can occur consistent with planning area standards in the Land Use Ordinance. Existing unsightly structures and unkempt vacant lots should be abated and/or cleaned up to improve the area's appearance, making it more appealing for new development.

A capital improvements plan (CIP) would benefit the community along with a design plan, as discussed in Chapter 3. The primarily vacant east side of Mission Street offers a special opportunity for a unified business and parking plan. Business development could be encouraged to locate there if property owners will agree on cooperative access easements to provide a continuous parking aisle along the railroad, or a series of parking lots that would each serve several businesses, similar to an arrangement existing along Branch Street in Arroyo Grande. Formation of a downtown business improvement district and association is recommended to give property owners more overall management of the area.

The 10th Street Highway 101 interchange provides primary access to visitor serving areas along K Street, 8th Street and Cemetery Road, the frontage road west of Highway 101. These areas should develop with attractive visitor serving uses but not detract from community and visitor serving uses in the central business district. Future development in this area should continue to be highway oriented, with an emphasis on creating an attractive environment for an inviting introduction into San Miguel. Traffic that would be generated in these areas should be well within the overall capacity of the freeway overhead at 10th Street to avoid congestion or an expensive widening of the highway bridge.

Commercial Service

Service or heavy commercial activities are appropriately located on the east side of the railroad tracks along N Street. As service commercial uses are established or restored, particular attention should be given to the siting of buildings, signing, fencing and landscaping. Any open yard uses must be fully screened from the street and all uses should be landscaped along their street frontages, because N Street is a collector that links residential areas. Appropriate uses would be small manufacturing shops, storage and service buildings, and yards and commercial services which require relatively large sites.

Industrial

The only industrial area lies within the broader portions of the Southern Pacific Railroad right of way. Uses within this area should be oriented. Internally and consolidate individual access along N Street. Southern Pacific Railroad should be encouraged to develop or sell for development the portion of land that is not needed for railroad operations. A light industrial park should be planned south of 11th Street.

Public Facilities

Existing public facilities include the library near the park, the fire station at "L" and 13th Streets, the tourist center/museum and gift shop and the Old Caledonia Adobe at the southern end of San Miguel, the sewage treatment and water facilities and the Lillian Lawson Elementary School.

4.6 Land Use Programs

"Programs" are specific non-mandatory actions or policies recommended by the Land Use Element to achieve the objectives of this community plan. The implementation of each LUE program is the responsibility of the County or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on a consideration of community needs and whether substantial community support exists for the program and its related cost.

NOTE: In addition to the programs listed here, the North County Area Plan contains regional programs that may also affect the community of San Miguel.

The following programs apply within the San Miguel Urban Reserve Line. They are grouped under land use categories or other headings to identify where they apply. The North County Plan should also be referenced for a list of areawide land use programs that may affect San Miguel.

Areawide

1. **Community Appearance.** Work with the community to form a task force for improving community appearance and character and to clean up deteriorated residences, vacant properties and business buildings.

The task force could organize events with the assistance of government agencies, property owners and private businesses, seeking donated materials and labor.

A long term series of scheduled workdays and contests could combine with fairs or celebrations to motivate participation. Events could focus on such activities as the removal of trash and abandoned cars, fixing or building fences, or renovating buildings and landscaping.

2. **Community Design Plan.** Work with the community of San Miguel to prepare a community design plan.

Commercial Retail

3. **Tree Planting.** Establish a tree planting program to extend street tree plantings along the length of Mission Street with initial emphasis in the area between 16th Street and the mission.
4. **Property Renovations.** Start a program to support property owners with advice on improving buildings, by offering special fire and building code inspections and tips on design, painting and signs to upgrade them for tenancy. Removal of buildings and maintenance of vacant properties should also be assisted in order to enhance downtown's appearance before development occurs.

5. **Improvement District.** Work with non-residential property owners to establish a parking and business improvement district to finance curbs, gutters and sidewalks, street trees, landscaping in public areas, alleys, parking access aisles and central parking lots within the central business district. Initial funding should be sought for a community facilities (Mello/Roos) bond, to be paid for through a district or community wide property tax. A redevelopment district should be considered along with a business improvement district among other options.

Public Facilities

6. **Community Facilities.** Work with the community to establish additional community facilities, including a community building and youth center, perhaps in the Recreation category near the mission. The old jail should be considered for possible conversion to community uses.

Recreation

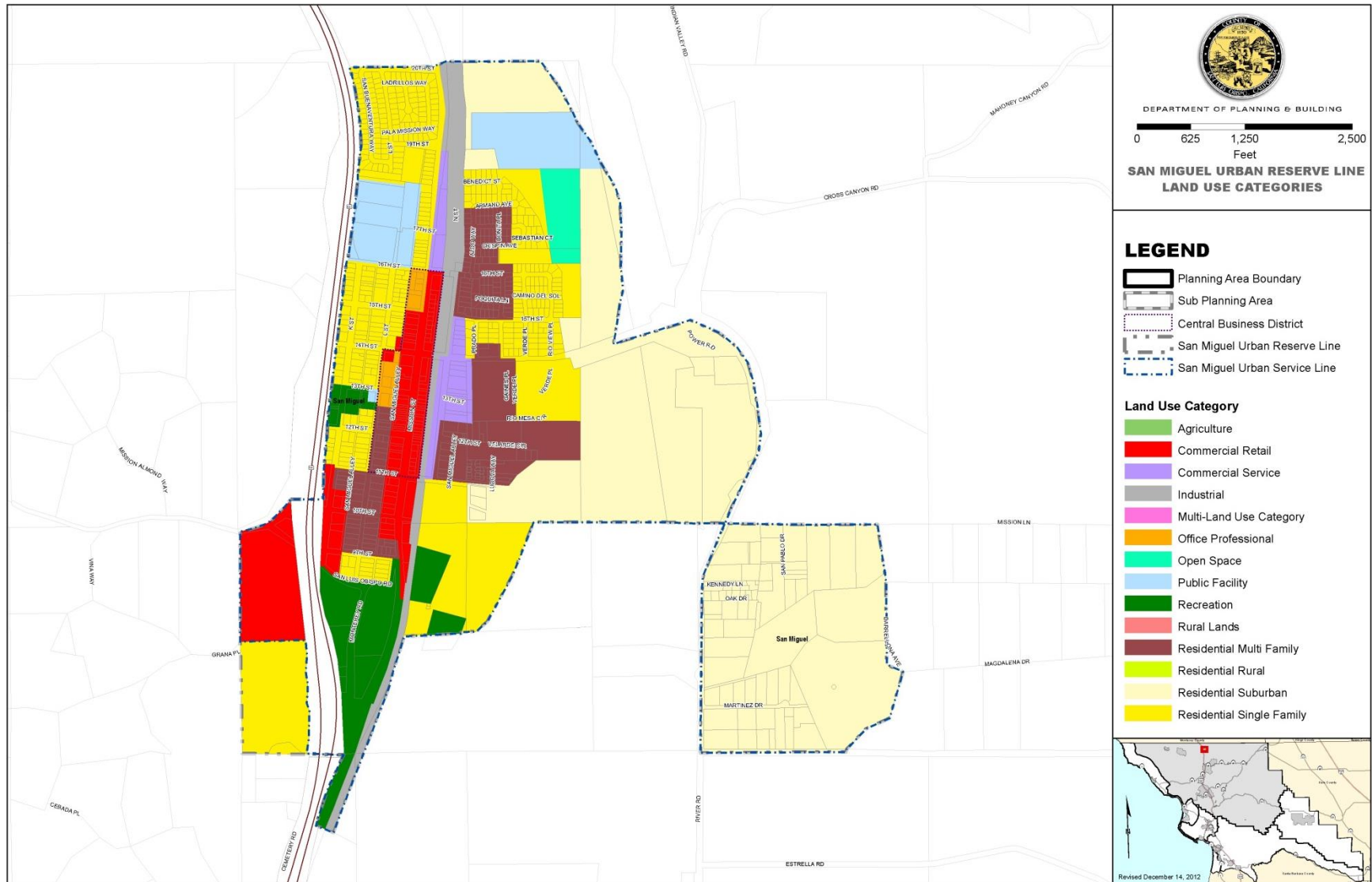
7. **Mini Parks.** Identify where small parks or rest areas could be located with new development to provide shade and shelter for visitors and residents. Upgrade the existing mini park on Mission Street between 8th and 9th Streets through community support.

Table 4-2: Schedule for Completing Land Use Programs				
Title	Responsible Agency	Potential Funding ¹	Timeframe (years) ²	Priority ³
1. Community Appearance	Co. Planning	N/A; grant	3-5	High
2. Community Design Plan	Co. Planning	N/A; grants	3-5	High
3. Tree planting	Co. Planning, Public Works	Assessment District	5-10	Moderate
4. Property Renovations	Co. Planning	N/A; grant	3-5	High
5. Business Improvement District	Co. Planning, Public Works	N/A; grant	1-3	High
6. Community Facilities	Co. Planning, General Services	N/A; volunteers	3-5	Moderate
7. Mini Parks	Co. Parks, Planning	N/A; fees; grant; volunteers	3-5	Moderate

Notes:

1. N/A in "Potential Funding" column means that the work would be performed by County staff as a part of the normal agenda of a County department. No special funding is required.
2. Timeframes are from 1996, the date of the last major update of the Salinas River Area Plan.
3. Priority listings are the relative importance within each timeframe.

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Chapter 5: Circulation Element

This chapter is the Circulation Element for San Miguel. It reflects the countywide goals and policies in Framework for Planning (LUCE Part I) and regional goals and policies in the North County Area Plan (LUCE Part II). The circulation map at the end of this chapter shows the existing road network and planned road improvements within the San Miguel urban area.

The Regional Transportation Plan, which is prepared by the San Luis Obispo Council of Governments (SLOCOG), is a relevant source document with a countywide perspective and more technical information on transportation. It contains goals and objectives for state highways, major local routes of significance, alternative transportation modes and strategies for transportation system and demand management. The Congestion Management Plan, which is adopted by SLOCOG, has policies for integrating land use planning and transportation planning. These documents, along with the Clean Air Plan as well as supporting technical studies, provide input to making decisions on transportation projects, as illustrated in Figure 5-1.

Land use and circulation planning should support each other so that the pattern of land development is supported by a well-defined system of transportation linkages. Roads, bikeways, airports, railroads and various modes of transportation make up the circulation system. Improvements occur by a combination of public and private measures, including the dedication of land to the public in proportion to the impacts created by development. It is understood that public dedications will be reviewed on a case-by-case basis to meet nexus and other legal requirements.

The following sections describe transportation management programs, the major features of the circulation system, and alternative modes of travel to the private automobile. System improvements and programs are recommended to implement the circulation needs of the Land Use Element.

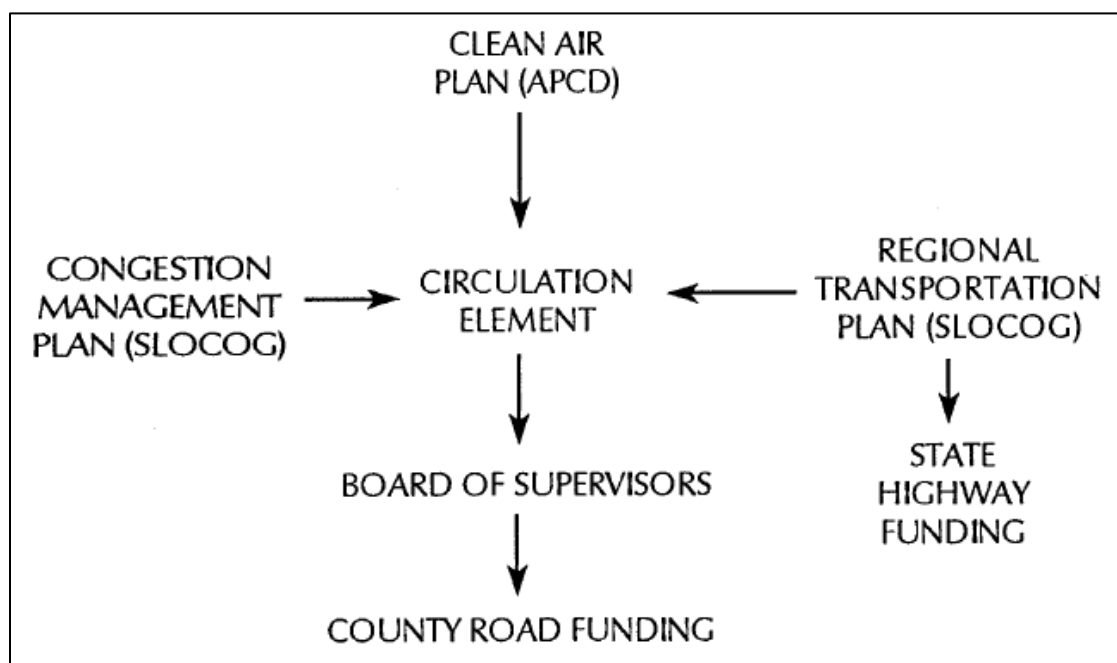


Figure 5-1: Circulation Element

5.1 North County Circulation Issues and Objectives

The North County's various communities and rural areas are connected by a network of state highways and major arterial roadways. The North County Area Plan, Part II of the Land Use and Circulation Elements, describes some key issues that affect the regional transportation system and establishes policies and objectives in response to those issues. This chapter is focused specifically on the circulation network within the San Miguel URL.

5.2 Roads

Road Improvement Projects

The following sections identify major improvements as the land uses envisioned by this plan develop along with growth in Atascadero, Paso Robles and the larger area. The circulation plan maps show functional classifications of existing and proposed roads within San Miguel. Improvements will be required with proposed land divisions by the County Real Property Division Ordinance and planning area standards.

The Resource Management System (RMS), through the annual Resource Summary Report, identifies the necessary timetables for making road improvements with timely funding decisions. It also describes procedures for revising Land Use Element policies if timely funding decisions cannot be reached. The RMS utilizes a level of service "C" in rural areas, which begins at 33 percent of capacity, and level of service "D" in urban areas, which begins at 58 percent of capacity, to identify the threshold at which traffic congestion is of concern. The annual report utilizes an analysis by the Public Works Department to identify those roads nearing or exceeding capacity. The Final Environmental Impact Report for the 1995 Salinas River Area Plan update identifies existing traffic and capacities for major roads in the former Salinas River planning area. Improvement standards are more specifically shown in the Public Works Department's "Standard Improvement Specifications and Drawings." Funding decisions for road improvements will consider the feasible use of County general funds, state and federal grants and funding sources, and development fees.

The following are major proposals for the road system that is shown on the LUE circulation map at the end of this chapter. The listed order does not imply any priority.

Principal Arterials

Highways 101, 41, 46 and 58 serve as the area's principal arterials, with the function to carry traffic on trips connecting population centers. The North County Area Plan describes anticipated improvements, as listed in the Regional Transportation Plan, for these arterials. No specific improvements are proposed within San Miguel.

Arterials

The functional purpose of arterial roads is to carry traffic between principal arterial roads, centers of population, and to serve large volumes of traffic within an urban area or rural area. Several roads shown as existing arterials in the rural area are being used for this purpose. Improvements will be needed to achieve County standards in addition to making the proposed realignments and extensions shown on the circulation plan map. Road improvements that can link Paso Robles, Templeton and Atascadero will need to be considered as important alternatives to widening Highway 101. No specific improvements are proposed within San Miguel.

Local Streets

Local roads and streets function to carry traffic and alternative transportation at low volumes within neighborhoods and non-residential areas. No specific improvements are proposed within the larger scope of this plan. Road improvements, including walkways for pedestrians, will be determined at the project and subdivision review stage consistent with adopted plans and regulations. No specific improvements are proposed within San Miguel.

Alleys

Alleys in San Miguel offer both problems and opportunities. Problems that are typically associated with alleys are security, garbage accumulation and lack of paving. They provide utilitarian corridors for parking, trash collection, utilities, and informal access between houses within a block. They provide access for secondary dwellings located at the back of a lot. Where alleys exist or are planned, minimal levels of improvements are necessary to attract and secure usage. Continuous pavement to driveways, at an adequate width for emergency vehicles, lighting and amenities such as fencing and landscaping are often needed to upgrade alleys. Greater alley usage can lessen street traffic by placing parking and garages at the rear of properties, which also can provide better views of the street from residences.

5.3 Other Means of Transportation

Both the North County Area Plan and Framework for Planning encourage alternatives to single occupancy vehicle travel. These alternatives are described below.

Public Transit

The North County Area Plan describes the benefits of public transit and the current needs and planned improvements for the North County's public transit system. It also contains policies that encourage and guide transit oriented development (TOD) in the North County's urban reserve areas. These policies are implemented by area-wide TOD standards in Article 10 of the LUO.

Carpooling - Park and Ride Lots

The overall goal for park and ride lots is to increase their numbers throughout the county. Park and ride lots are transfer areas where people may drive or carpool to the lot, park their vehicles and continue on with another carpool or transit route. The Clean Air Plan and the Regional Transportation Plan have emphasized park and ride lots as transportation system management measures to shift away from single occupancy vehicle travel. Funding should be obtained for park and ride lots.

Lots proposed for the future should be along busy corridors and highways, where there is high visibility, adjacent to regional transit stops. Currently there are three park and ride lots in Atascadero, located on Curbaril, Santa Ysabel and Santa Barbara Road.

Bikeways

A goal of this plan and the County Bikeway Plan is to provide a framework for establishing a safe and efficient bikeway system. Planned projects should not only include the construction of bikeways, but also consider the installation of facilities such as bike racks, bike lockers, bike and ride racks, signs, showers, the creation of bike maps and safety and education programs. The County Bikeways Plan lists and maps the bikeway system, and includes policies for

integrating bike-related facilities within the transportation system. The North County Area Plan describes the regional bikeway objectives, consistent with the County's Bikeways Plan.

Trails

Proposed equestrian and hiking trails are shown in the County Parks and Recreation Element.

Railroad

Rail transportation provides an important method of conveying goods and people within the transportation system. The railroad runs parallel to Mission Street in San Miguel, dividing San Miguel. San Miguel's commercial areas are in close proximity to the railroad. For this reason the railroad should be considered in central business district design plans recommended by the LUE for San Miguel. The county should work with the operator of the railroad line to resolve the issue of blockage of particular crossings so as not to affect the health, safety and welfare of the general public. When the county discovers a health and safety issue concerning the railroad, it should communicate the deficiency to the railroad.

Rail transit should be studied for its feasibility within San Miguel, and perhaps to San Luis Obispo and other regions. The addition of this mode of transportation could be integrated with the transit-oriented planning policies mentioned above concerning activity centers. It would be necessary to integrate any light-rail trolley system with freight and passenger operations.

Telecommunications

Personal computers enable people to perform work, research and communications at home or other sites that are separate from traditional locations, communicating electronically or "telecommuting." Decentralizing work to people instead of moving people to work has the potential to reduce commuting trips and employer/employee costs. Telecommuting worksites should be established that have computer workstations, electronic network service and teleconferencing capabilities. In conjunction with the Highway 101 Cuesta Grade widening, scheduled for 1996-97, Caltrans has organized a multi-agency project for a telecommute site with connections to city, county and other agency offices and allow access to the general public.

5.4 Circulation Programs

"Programs" are specific non-mandatory actions or policies recommended by the Land Use Element to achieve the goals and objectives identified in this community plan. The implementation of each LUE program is the responsibility of the County or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on a consideration of community needs and substantial community support for the program and its related cost. Refer to the North County Area Plan for a list of regional circulation programs.

NOTE: In addition to the programs listed here, the North County Area Plan contains regional programs that may also affect the community of San Miguel.

The following circulation programs apply within San Miguel.

Roads and Highways

1. **Streetside Improvements in San Miguel.** The County should work with the residents of San Miguel towards improving the streetside aspects of 10th Street and Mission Street to attract visitors.
2. **Alley Circulation.** Work with residents to improve alley circulation in general by widening pavement where it is too narrow, provide paved driveway aprons, and assist property owners with lighting, fencing and landscaping alternatives for security and privacy.

Park-and-Ride Lots

3. **Additional Park-and-Ride Lots.** Park-and-ride lots should be developed in accordance with the Caltrans Park-and-Ride Lot Report (May, 1993).

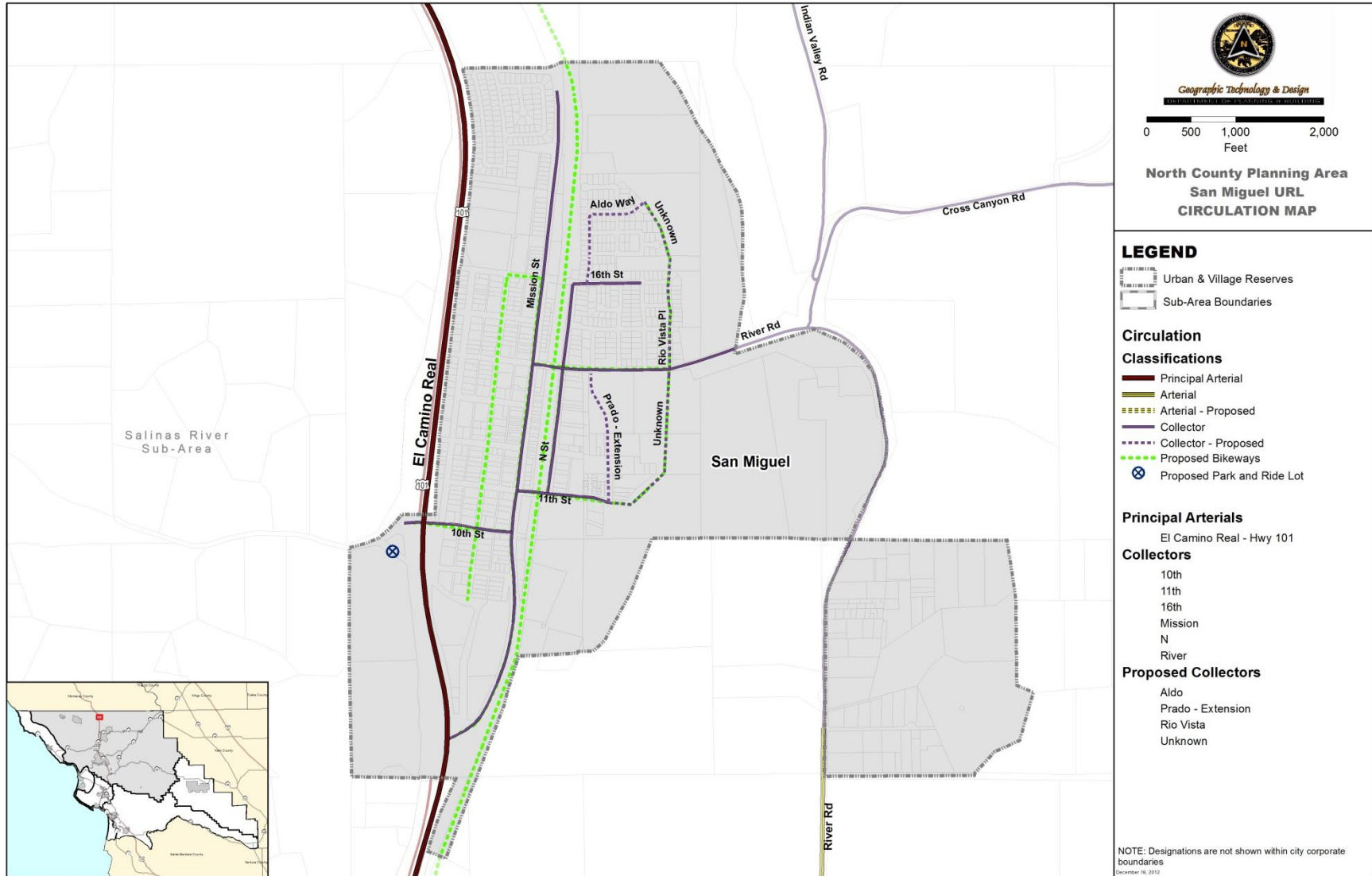
Table 5-1: Schedule for Completing Circulation Programs

Program Title	Responsible Agencies	Potential Funding	Timeframe (years) ¹	Priority ²
1. Street Improvements in San Miguel	Co. Public Works	SLOCOG; assessment district; private funding	3-5	Moderate
2. Alley Circulation	Co. Planning, Public Works	Assessment districts; private funding	3-5	Low
3. Additional Park-and-Ride Lots	Co. Public Works; SLOCOG; Cal-Trans	Cal-Trans; County	1-3	High

Notes:

1. Timeframes are from 1996, the date of the last major update of the Salinas River Area Plan, 1995.
2. Priority listings are the relative importance within each timeframe.

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Chapter 6: Combining Designations

6.1 Introduction

Combining designations are special overlay maps and symbols applied in areas of the county with potentially hazardous conditions or special resources, where more detailed project review is needed to avoid or minimize adverse environmental impacts or effects of hazardous conditions on proposed projects. Symbols denote the vicinity of proposed public facilities such as government uses, parks and schools. The following areas are subject to special combining designations. In some cases, specific standards have been adopted for an area where a combining designation is applied. These standards are found in Article 10 of the Land Use Ordinance (Chapter 22.104 – North County Area Communities and Villages) and apply to development proposals in addition to the standards of Chapter 22.14 of the Land Use Ordinance.

6.2 San Miguel Combining Designations

The San Miguel urban area includes the following combining designations, which are shown on the map at the end of this chapter:

1. **Salinas River Flood Hazard (FH).** The Salinas River and the immediate area are designated on the Combining Designations map as a flood plain.
2. **Mission San Miguel Archangel – Historic Site (H).** The Mission San Miguel Archangel was established in 1797 and is designated as the State Historical Landmark No. 326.
3. **Rios Caledonia Adobe – Historic Site (H).** The Rios Caledonia Adobe was established between 1830 1846 and is considered one of the finest examples of early California architecture in the state.

6.3 Proposed Public Facilities

Only those public facilities that have a direct effect on land use and are publicly managed are considered. The public facilities needed for the community are determined by many public agencies. Development guidelines for proposed public facilities are contained in Framework for Planning.

The following public facility projects are proposed in the San Miguel area:

1. **Community Building** – To provide a broader range of community activities, the existing community building should be evaluated for replacement or expansion and the provision of sufficient parking and walking access as funds become available.
2. **Civic Center Site** – To be referred to the San Miguel Design Plan.

6.4 Combining Designations and Proposed Public Facilities Programs

"Programs" are specific non-mandatory actions or policies recommended by the Land Use Element to achieve the objectives of this community plan. The implementation of each LUE program is the responsibility of the County or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs and substantial community support for the program and its related cost.

NOTE: In addition to the programs listed here, the North County Area Plan contains regional programs that may also affect the community of San Miguel.

The following programs apply to San Miguel:

Flood Hazard Area (FH)

Regarding flood hazard areas, the San Luis Obispo County Flood Control and Water Conservation District is one source of funding.

1. **Drainage Control in San Miguel.** The County should identify problem areas and prepare remedial measures to correct flooding problems.

Historic Areas (H)

1. **Future Historic Sites.** The County should coordinate with historical societies to provide assistance and in determining appropriate places for historic site designations.

Table 6-1: Schedule for Completing Combining Designation and Public Facilities Programs

Program	Responsible Agencies	Potential Funding ¹	Timeframe (years) ²	Priority ³
Flood Hazard Area (FH)				
1. Drainage Control in San Miguel	County Flood Control District	Zone of Benefit	1-3	High
Historic Areas (H)				
1. Future Historic Sites	Co. Planning, General Services	N/A; grant; district; fees	3-5	Moderate

Notes:

1. N/A in "Potential Funding" column means that the work would be performed by County staff as a part of the normal agenda of a County department. No special funding is required.
2. Timeframes are from 1996, the date of the last major update of the Salinas River Area Plan.
3. Priority listings are the relative importance within each timeframe.



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Chapter 7: San Miguel Community Design Plan

The San Miguel Community Design Plan was adopted by the County Board of Supervisors on April 8, 2003 and is incorporated by reference into Title 22 of the County Code.

The guidelines in the Design Plan are intended to inform and guide property development in San Miguel so that the form and character of the overall community is protected and enhanced. They are available to prospective developers so that early design decisions can be made that are consistent with the plan. The guidelines are both advisory and discretionary, to be used in the review of subdivision and development projects by County staff, the Planning Commission and the Board of Supervisors to protect the public welfare and environment. The development review process makes a careful examination of a project's quality of site planning, architecture, drainage design and important details such as signage and lighting. The purpose is to insure that every new development will carefully consider the community context in which it takes place and make a conscientious effort to develop a compatible relationship to the natural setting, neighboring properties and community design goals.

NOTE: The San Miguel Design Plan is available in its entirety at the San Luis Obispo County Department of Planning and Building and on the Department's website: (www.sloplanning.org).

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